

**CITY OF ROCKVILLE PLANNING DIVISION  
STAFF REPORT AND RECOMMENDATION**

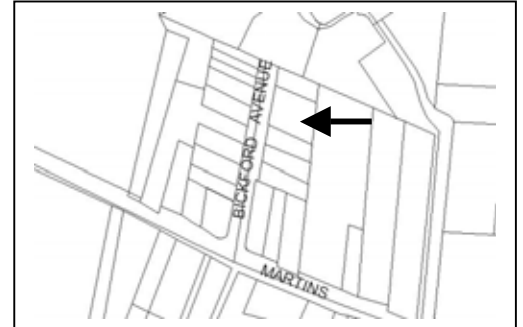
April 13, 2006

**FINAL RECORD PLAT:** Lots 35 and 36, Block 2,  
Bickford's Subdivision  
(A resubdivision of Part of  
Lots 22, 23, 24 and 25,  
Bickford's Subdivision.)

**APPLICATION NUMBERS:** PLT2006-00457

**APPLICANT:** Mirali Mirtaghavi  
12129 Georgia Avenue  
Silver Spring, Maryland 20902

**DATE FILED:** February 27, 2006



**DESCRIPTION OF PROPERTY:**

**Size:** 12,249 Square Feet or 0.2812 Acres  
**Location:** 511 Bickford Avenue  
**Zone:** R-60, One-Family Detached Residential  
**Present Use:** Residential – contains 1 single-family dwelling and a detached garage  
**Comments:** The applicant is proposing to create two buildable lots from four twenty-five foot wide lots.

**PREVIOUS RELATED ACTION:** The Historic District Commission reviewed the existing house for significance at its meeting on March 16, 2006. It was determined that the property is located within a National Register eligible district but the house and property as an individual site didn't merit designation.

**STAFF COMMENTS:** The property is currently made of part of four twenty-five foot wide lots on Bickford Avenue. On June 16, 1892, Nathan Bickford subdivided Samuel Martin's real estate that created Lots 1 through 25 and a thirty-foot wide right-of-way in Bickford's Subdivision. In 1960, all of the lots along the thirty-foot wide right-of-way lost ten feet in depth along their frontage to widen the Bickford Avenue right-of-way to fifty-feet. The subject lots are part of the original 1892 plat and each lost 10 feet in depth due to the right-of-way dedication.

Twenty-five foot wide lots are common in subdivisions in Rockville that were created in the 1890s. Rockville Park and Croydon Park were also subdivided with twenty-five foot wide lots. Based on the development pattern, there were no homes built on the twenty-five foot wide lots. The majority of the developed properties contain two lots. Properties, like this one, exist but are no longer common. In fact this is the only property along Bickford Avenue that contains more than two of the original twenty-five foot wide lots.

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The existing house and garage will need to be removed to accommodate the subdivision. The detached garage is not entirely on the property, with the back end of it encroaching approximately three feet onto the neighboring property. A similar situation would result if the plat were to be recorded before the house was removed because the house is currently located on existing Lots 23, 24 and 25 and would cross the lot line between proposed Lots 35 and 36. The Historic District Commission has reviewed the house and garage for significance and determined that the property and improvements don't merit single site designation and approval was granted for demolition. It is, however, recommended that the applicant work with Historic Preservation staff for acceptable architectural styles for the new homes because it is located within the Martins Lane/Haiti neighborhood. Although, the Martins Lane/Haiti neighborhood is not officially designated, the area has significant historical importance and is National Register eligible.

Section 25-749(b) requires that any resubdivision within an existing residential area maintain, to the extent feasible, the average area and frontage of lots within five hundred (500) feet. The applicant has submitted a comprehensive study of the surrounding area. The average calculated lot width is 58.13 feet but the average lot width on Bickford Avenue and Martins Lane is 52.59 feet in width. The calculated lot size is 13,111 square feet; however, the fifty feet in width proposed for this plat is equal to the lot width attributable to original 1892 plat. Further, the proposed lot sizes at 6,063 and 6,186 are comparable to the average of 6146.97 square feet of the original Bickford's Subdivision properties along Bickford Avenue. Staff, therefore, believes that the proposed subdivision meets, to the extent feasible, the average area and frontage of lots within the immediate area.

The Adequate Public Facilities Ordinance (APFO) allows for the waiver by the Planning Commission for minor subdivisions that do not create a measurable impact. A minor subdivision is any subdivision containing not more than three lots. According to the provisions contained in the APFO, the net increase of a single lot with a single-family dwelling generates less than one child in the surrounding schools per Montgomery County Public Schools data and thus creates no impact. Staff recommends that a waiver from the APFO be granted.

**STAFF RECOMMENDATION:** Approval, based on the proposed subdivision meeting to the extent feasible, the average area and frontage of lots within five hundred feet and a waiver from the Adequate Public Facilities Ordinance based on the finding that no impact is created by the addition of one single-family dwelling and lot, subject to the conditions noted below:

1. That the plat be revised to make modifications/additions as identified on Planning Commission Exhibit "A" (in the Planning Division file) and resubmitted to the Planning Division for recordation. The final plat submission should include the original mylar plat, five mylar copies and two paper copies;
2. Submission, for the approval of the City Forester, of Forest Stand Delineation and Forest Conservation Plans;

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3. The removal of the existing house and detached garage prior to recordation; and
4. That the final corrected Plat be submitted in an appropriate electronic format as specified in Section 25-782(c), (d) and (e) of the Rockville Zoning Ordinance.

Attachments